

Marked Agendas
Approved Minutes
Approved Reports

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:	November 3, 2016	Item No. 5
General Plan Element:	<i>Character and Design</i>	
General Plan Goal:	<i>Foster quality design that enhances Scottsdale as a unique southwestern desert community.</i>	

ACTION

Christian Bros Automotive-Scottsdale
59-DR-2015

Location: 11416 E. Desert Cove Ave.

Request: Request approval of the site plan, landscape plan, and building elevations for two, one-story commercial buildings, a 1,050-square-foot office building and a 4,280-square-foot building with nine service bays for vehicle repair, totaling approximately 5,300 square feet of building area, all on a 1.33-acre site.

OWNER

Christian Brothers Automotive
281-675-6105

ARCHITECT/DESIGNER

Sake Reindersma
Stewart Reindersma Architecture, PLLC
480-515-5123

APPLICANT CONTACT

Sake Reindersma
Stewart Reindersma Architecture, PLLC
480-515-5123

BACKGROUND

Zoning

In 1988, the City Council approved the request to rezone the site from Multi-family Residential, Planned Community District (R-5 PCD) to Highway Commercial, Planned Community District (C-3 PCD) to allow development on the site with limitations to parking and open space uses only. The site is currently used as a retail plant nursery. Highway Commercial, Planned Community District (C-3 PCD) allows a variety of commercial activities along major streets, including shopping and service needs.

Context

The property is located at the northeast corner of N. Frank Lloyd Wright and E. Desert Cove Avenue. The site is surrounded by a mix of uses including commercial services to the north and south; and multi-family residential located northeast and southwest. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Parking for the existing multi-family residential complex, zoned Multi-family Residential, Planned Community District (R-5, PCD).
- South: E. Desert Cove Avenue right-of-way abuts the property to the south. Beyond E. Desert Cove Avenue is an existing shopping center, zoned Highway Commercial, Planned Community District (C-3 PCD).
- East: Parking for the existing multi-family residential complex, zoned Multi-family Residential, Planned Community District (R-5, PCD).
- West: N. Frank Lloyd Wright Boulevard right-of-way abuts the property to the east. Beyond N. Frank Lloyd Wright is an existing shopping center, zoned Highway Commercial, Planned Community District (C-3 PCD).

Key Items for Consideration

- Zoning Ordinance
- Adherence to Zoning District Map Amendment and Conditional Use Permit (Case#21-ZN-2015 and Case#14-UP-2015)
- Development Review Board Criteria
- Sensitive Design Principles

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval the site plan, landscape plan, and building elevations for a new vehicle repair shop, comprised of two (2), one-story buildings, with approximately 5,300 square feet of building area, all on a 1.33 acre site.

Neighborhood Communication

The applicant notified all property owners within 750 feet of the site and held an open house on December 8, 2015. One neighbor attended the open house meeting and expressed support of the land use. A copy of the applicant's Citizen Involvement Report is attached to this report. The city also notified all property owners within 750 feet of the site. Correspondence received by neighbors conveys opposition to the applicant's request for various reasons. Specifically, the proposed land use, screening, power company guidelines, and customer parking. Since the open house meeting, the applicant has revised the site plan by: eliminating a proposed driveway and deceleration lane along N. Frank Lloyd Wright, relocating the buildings to the northern portion of the site, and rotated the vehicular repair building so the repair bay doors are oriented toward the interior of the site, screened from street view. The applicant has an encroachment agreement with both APS and Salt River Project (SRP) for their proposal as the site is encumbered with multiple utility easements.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element describes the Commercial land use designation as areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses and shopping centers that serve community and regional needs. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and located on arterial streets for high visibility and traffic volumes. The request conforms to the General Plan description of Commercial.

Located on the eastern portion of the site, along N. Frank Lloyd Wright Boulevard, the building is oriented away from the existing overhead powerlines and maintaining the eastern portion of the site as landscape and parking as a buffer from the existing multi-family residences to the east. Service bay doors are oriented toward the interior of the site and screened from street views.

Access to the site is provided by the existing driveway entrance along E. Desert Cove Avenue. Pedestrian connectivity is proposed along both street frontages that will connect to the buildings, and on-site amenities.

The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” through the use of “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. Architectural materials and colors emulate a Western Ranch style combined with details that incorporate the Frank Lloyd Wright design. Materials include stucco with a wainscot stone veneer, copper cladding with a patina finish on wood-framed canopies and porcelain tile. Building paint colors reflect the same color scheme that is throughout the neighboring properties which include “Frosting Cream” and “Bamboo Screen” applied to the stucco, and “Flintstone” applied to the service bay doors.

Desert trees, shrubs, and groundcovers are provided along both street frontages and internal to the site to enhance pedestrian shade within the parking lot and pedestrian seating area. Plant species include ‘Desert Willow’, ‘Texas Mountain Laurel’ and ‘Lantana’.

Development Information

• Existing Use:	Plant Nursery
• Proposed Use:	Vehicle Repair
• Parcel Size:	1.33 gross acres
	1.28 net acres
• Building / Commercial space:	5,330 square feet
• Office space:	1,049 square feet
• Vehicle Repair:	4,281 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Proposed:	0.8
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	18 feet 11 inches, including appurtenances
• Parking Required:	19 spaces
• Parking Provided:	28 spaces
• Open Space Required:	7,886 square feet / 0.18 acres
• Open Space Provided:	21,914 square feet / 0.50 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Christian Brothers Automotive-Scottsdale per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan have been met, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Traffic Engineering

Fire & Life Safety Services

STAFF CONTACTS

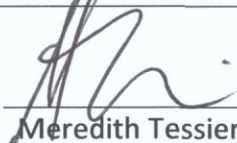
Meredith Tessier

Planner

480-312-4211

E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author

10/25/2016
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

10/25/16
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

10/27/2016
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Zoning Map
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Material and Color Board
 - 8. Landscape Plans
 - 9. Photometric/Electrical Plan
 - 10. Exterior Lighting Cutsheets
 - 11. Neighborhood Involvement Report
 - 12. Correspondence

**Stipulations for the
Development Review Board Application:
Christian Bros Automotive-Scottsdale
Case Number: 59-DR-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Stewart Reindersma Architecture, PLLC, with a city staff date of 08/31/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Stewart Reindersma Architecture, PLLC, with a city staff date of 08/31/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by TJ McQueen & Associates, Inc., with a city staff date of 08/31/2016.
 - d. The case drainage report submitted by Site Consultants sealed on 11-13-2015 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, and Use Permit cases for the site were: Case 21-ZN-2015, and Case 14-UP-2015.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. At time of final plans, the applicant shall revise the glass material to a lower reflectivity percentage that will eliminate the mirror surface.
5. At time of final plans, the applicant shall extend the length of the entry parapet roofline on the south and north elevations of Building 1, subject to satisfaction of final plan review staff.
6. Use of reveals shall be incorporated in locations where the Frank Lloyd Wright Tile is applied on wall projections. The reveal shall be the entire length of each wall projection. Final design of the Frank Lloyd Wright Tile and reveals are subject to review and approval of final plan staff.

SITE DESIGN:

Ordinance

- B. The owner shall widen the existing 6-foot-wide sidewalk along the street frontage of N. Frank Lloyd Wright Boulevard to eight (8) feet wide pursuant to Case #21-ZN-2015.
- C. The maximum Floor Area Ratio (FAR) shall not exceed 0.80.

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of the refuse enclosure can be found in the City of Scottsdale Supplement to MAG Standards Details, standard detail #2146-1.
9. At time of final plans, the applicant shall revise the finish of the proposed accessible path and ramps to a surface that complies with the ADA guidelines.
10. Site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. At time of final plans, the applicant shall revise the proposed site wall by incorporating Frank Lloyd Wright design details on the face of all walls. Final wall design and location is subject to approval of the final plan review staff.
11. At time of final plans, the applicant shall remove the existing chain link fence that is currently location along the property lines.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

12. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
13. At time of final plans, the applicant shall revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction.

EXTERIOR LIGHTING:

Ordinance

- E. Pursuant to Case 21-ZN-2015 and 14-UP-2015, the maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade.
- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- G. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

14. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
15. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew with the exception of lights for security purposes.
16. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn-off for after hours, and special events use only.
17. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 18. The owner shall provide bicycle parking spaces (2 inverted "U" racks) for this site. The bicycle parking spaces shall be designed and constructed in accordance to City of Scottsdale Supplements to MAG Standards Details, standard detail #2285.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

- J. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the easements and receive final plan approval for site improvements in accordance with the stipulations of the Zoning District Map Amendment, Case No. 21-ZN-2015 and Conditional Use Permit, Case 14-UP-2015.

AIRPORT:

DRB Stipulations

- 19. With the final plans submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.
- 20. With the final plans submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 21. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 22. Underground stormwater storage design for this site shall fulfill all the requirements listed in the City's Underground Stormwater Storage Policy in DSPM Chapter 4-1.403.
- 23. At time of final plans, the applicant shall dedicate a Drainage Easement over the proposed 96 inch underground stormwater storage tank.

ADDITIONAL ITEMS:

DRB Stipulations

- 24. All signs require separate review and approval.



Christian Bros. Automotive - Scottsdale

59-DR-2015

ATTACHMENT #1



Christian Bros. Automotive - Scottsdale

59-DR-2015

ATTACHMENT #1A



Christian Brothers
AUTOMOTIVE

**Project Narrative to accompany
Design Review
#59-DR-2015**

Prepared for: **City of Scottsdale Planning and Development Services**
7447 E. Indian School Road
Scottsdale, Arizona 85251

Location: 11416 E. Desert Cove Ave.

Proposed Use: Christian Brothers Automotive

APN: 217-28-362

Date: August 19, 2016

Project Description/Scope of Work:

This Christian Brothers Automotive project includes two separate structures; one ten-bay tech. building and one office suite building on the site at the intersection of N. Frank Lloyd Wright Blvd. and E. Desert Cove Ave. Christian Brothers Automotive is an automotive repair shop that repairs automobiles, changes tires and performs oil changes and minor repairs within the building. Most of the repairs required by the public would take less than a day. There is no outside storage or repair of automobiles. Noise, vibration, smoke, odor, or dust is either non-applicable or minor, as it is confined within the structure. The buildings distance and orientation from both streets, (bays facing inward and not being visible from the street) and from the neighboring buildings helps reduce or eliminate any odor, noise, or light illumination coming from the structures during business hours.

The existing types of uses within the surrounding area are a combination of residential and commercial. The characteristics of the proposed automobile repair tech. building and the office suite building fit into the surrounding properties and environment while utilizing and enhancing the exterior finishes and style of the Frank Lloyd Wright design guidelines emphasized on the building located just south of the site at 10781 N. Frank Lloyd Wright Blvd. The buildings also by enhance the property that has three large electrical lattice towers located on it.

1. **Design and Theme:** It is our belief that this structure and the proposed surrounding improvements meet the design and character components as set forth in the Frank Lloyd Wright Boulevard Design Guidelines, Open Space Requirements, Gas Station Design Guidelines and Scottsdale Design Standard and Policy Manual.

2. **Architectural Character:** Architectural elements for the two buildings are based on a combination of the Christian Brothers Automotive prototype along with building components and finishes from Frank Lloyd Wright Design Guidelines taken from the previously mentioned building such as; stucco finishes, CMU, extruded pilasters, horizontal roof overhangs, patina colored cladding, square and rectangular marble accents, and cornice treatment. The primary exterior finish is stucco with a wainscot stone veneer running along the perimeter of both buildings and any mechanical screen walls. The Christian Brothers Automotive prototype building typically has a gabled roof over the front entrance of the building, but in the office suite we are utilizing a gabled roof canopy in front of a stucco finished entry facade. Shade will be provided to the building through a combination of interior roller shades, recessed windows, and the gabled aluminum clad canopy over the office suite building entrance. The overhead doors have been articulated and further recessed by utilizing double wall construction with a stucco finish.


The buildings' height and orientation have been designed with the existing property's topography and existing electrical lattice towers in mind. Access to each tower has been enhanced by the buildings' locations to the northeast and removal of some of the existing trees, and all of the fences, and structures. The power companies that occupy the property have instructed us to remove all the existing trees and not to plant any new ones within the electrical easement along with not erecting any site walls. A compromise between the power companies and the City of Scottsdale will have to be reached that includes some low lying shrubs and parking lot screening. In no way will any of the buildings obstruct or interfere with the existing electrical wires. Landscape plants are being chosen from the palette of the existing area, the city of Scottsdale design standards, first City of Scottsdale comments and Sensitive Design Principles along with the power companies desire to have low lying plants or no plants around their towers for easy access. In addition, roll curbing will be installed around the perimeter of each of the tower's foundation for easy access.

Other items considered: This is a corner lot that is triangular in shape so the bay doors will be facing inward and out of sight of the public from both streets. All repairs performed on the vehicles will take place within the tech. building. The required parking on the site is not for storage but rather for customers that drop off and pick up their vehicles on a daily basis. Artificial lighting will be attached to the buildings and designed with minimum glare along with three exterior pole light fixtures that will meet both the City of Scottsdale and the power companies' standards that will enhance the visual means of the users. Refer to the issued electrical lighting plan and cut sheets.

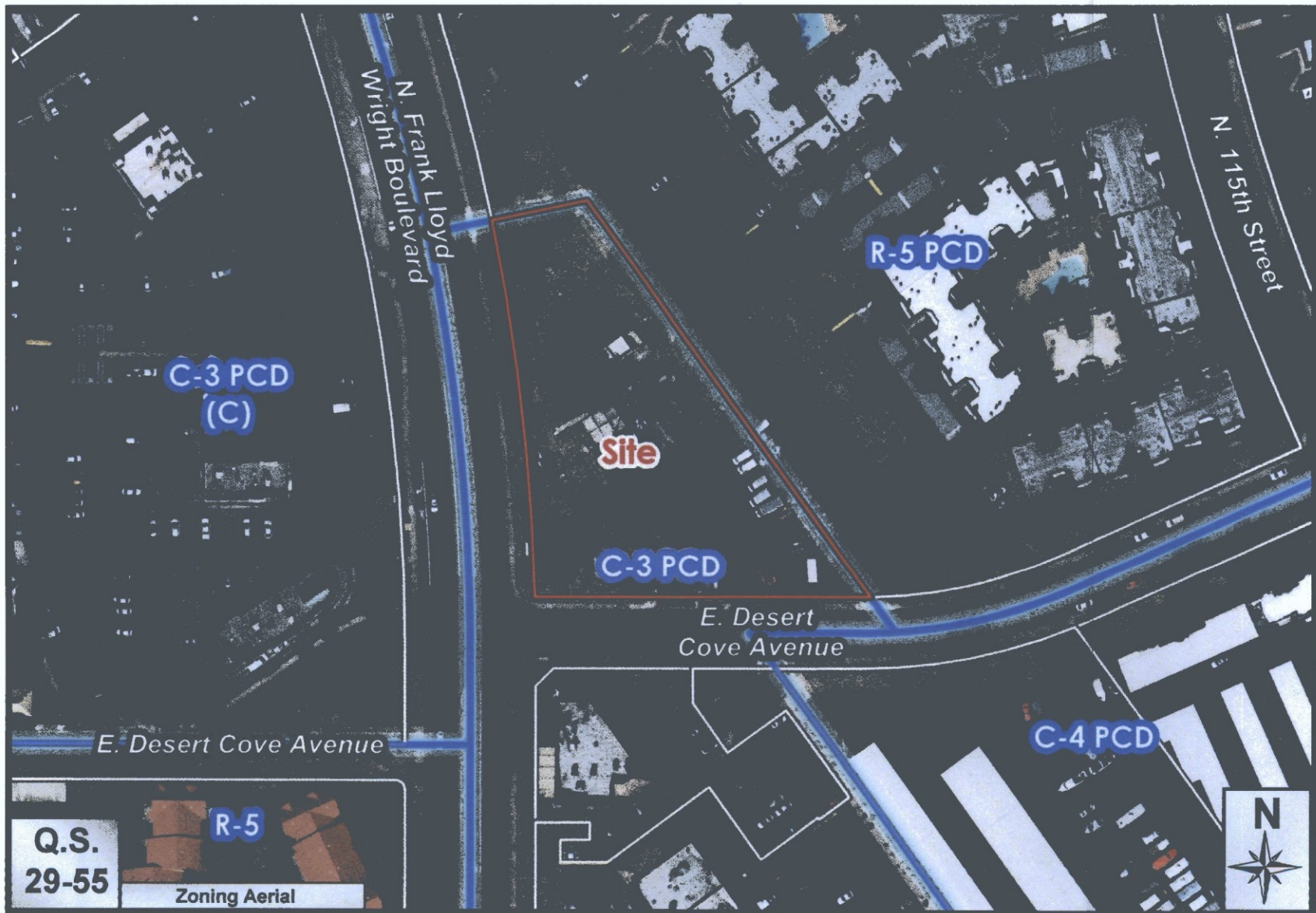
3. **Ingress, Egress, Internal Traffic Circulation, Loading and Service Areas:** The existing drive to the south off E. Desert Cove Ave. will allow for service of the dumpster area by refuse vehicles and deliveries of parts and materials. The delivery area will be north of, and adjacent to, the existing cell tower at the center of the site. This will maintain vehicular access to the internal parking spaces and the building repair bays. Pedestrian walkways of colored, stamped concrete are being constructed to interconnect the Christian Brothers Automotive buildings to the existing pedestrian pathway that runs along N. Frank Lloyd Wright Blvd.
4. **Mechanical Equipment Screening:** A ground mounted AC unit at the end of the office suite building will be fully screened by a four feet wall. The electrical utility meter and electrical boards are located inside of each building. The roof access ladder is being mounted on the inside of the building so it will not be visible as well.
5. **Downtown Area:** Not Applicable
6. **Location of Artwork:** Not Applicable.

Should you have any questions regarding this project please feel free to contact me at your convenience.

Sincerely,
Sake Reindersma, AIA

A handwritten signature in dark ink, consisting of a stylized 'S' followed by a horizontal line that ends in a small dot.

Stewart + Reindersma Architecture
Sr. Partner
480-515-5123
sake@sra360.com



Christian Bros. Automotive - Scottsdale

59-DR-2015

ATTACHMENT #3



1 Context Aerial and Site Plan

0' 40' 80' 160' 320'

1" = 40'-0"



STEWART + HENDERSON
ARCHITECTURE, PLLC
5450 N. High Street, Suite 200
Phoenix, Arizona 85024
P: 480.515.1123 F: 480.515.1789
www.sh300.com

architect:

contact:
Christian Brothers Automotive
17725 Katy Freeway, Suite 200
Houston, TX 77074
P: 281.676.4025
C: 281.676.4025
email: cba@cbac.com



Christian Brothers Automotive

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

project:

This drawing is an indication of value and for property of the client. It is not to be used for any other purpose. The use of this drawing shall be limited to the project and for which it is prepared and no other use is intended without the client's consent.

date: 10/13/2016
issued for: DRB
REVIEW SUBMITTAL
job no.: B-C6-4

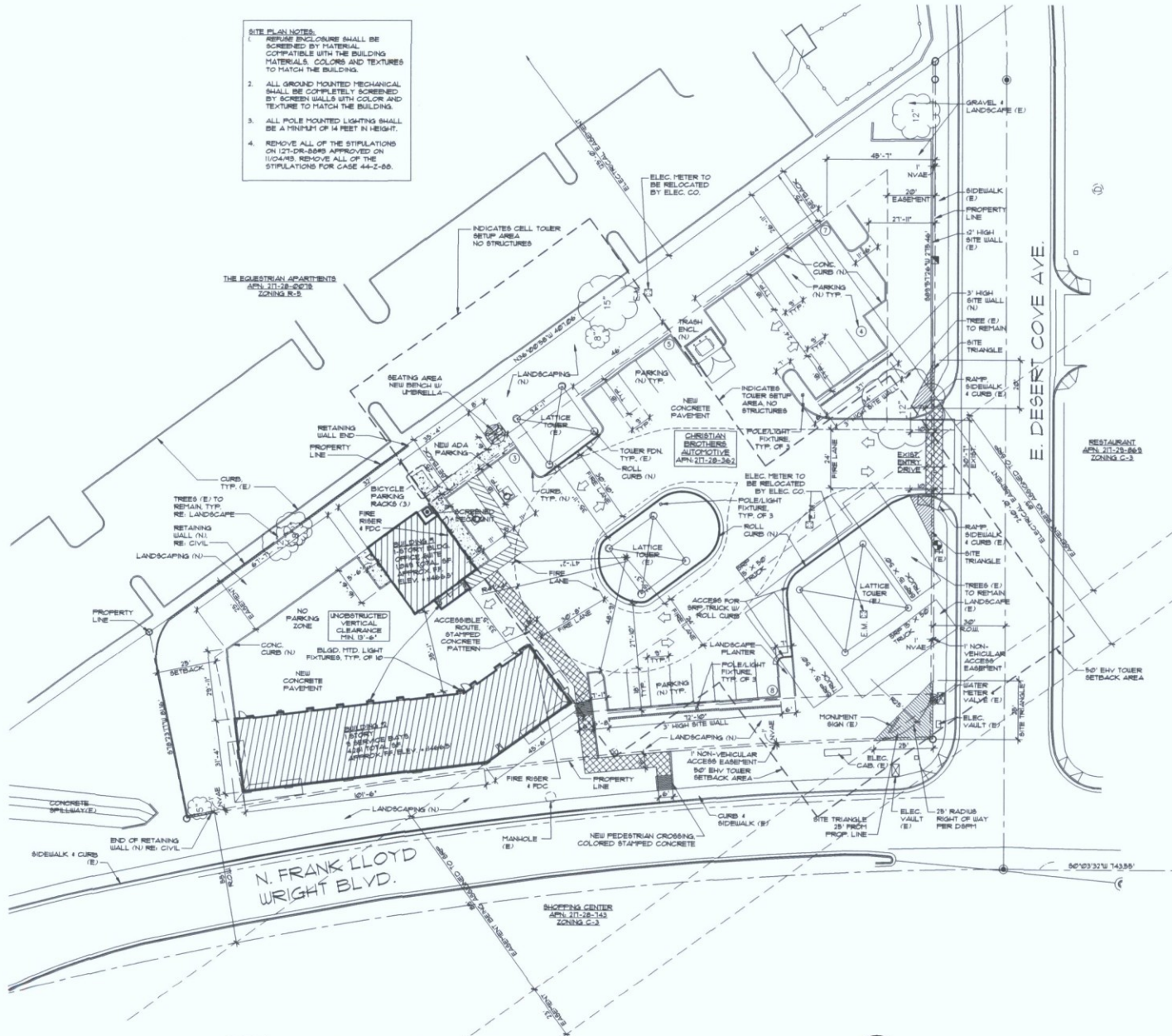
sheet title:
CONTEXT SITE PLAN

sheet no.:



- SITE PLAN NOTES:**
1. REPAIR ENCLOSURE SHALL BE SCREENED BY MATERIAL COMPATIBLE WITH THE BUILDING MATERIALS. COLORS AND TEXTURES TO MATCH THE BUILDING.
 2. ALL GROUND MOUNTED MECHANICAL SHALL BE COMPLETELY SCREENED BY SCREEN WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
 3. ALL POLE MOUNTED LIGHTING SHALL BE A MINIMUM OF 14 FEET IN HEIGHT.
 4. REMOVE ALL OF THE STIPULATIONS ON 27-09-889 APPROVED ON 11/04/85. REMOVE ALL OF THE STIPULATIONS FOR CASE 44-2-88.

THE EQUESTRIAN APARTMENTS
APN 211-28-0078
ZONING R-3



1 Site Plan - CBAC 9 Bay + Office/Service Suite

0' 20' 40' 80' 160'

1" = 20'-0"



PROJECT INFORMATION:

TENANT: COMMERCIAL TENANT
CHRISTIAN BROTHERS AUTOMOTIVE

ADDRESS: 11416 E. DESERT COVE AVE.
SCOTTSDALE, AZ 85259

OWNER: CHRISTIAN BROTHERS AUTOMOTIVE
15445 N. BARKERS LANDING RD, SUITE 145
HOUSTON, TX 77074

SCOPE: AUTO REPAIR FACILITY

PROJECT DESCRIPTION: 2 NEW BUILDINGS TOTALLY 5,085 SQ. FT.

SITE AREA: (GROSS) = 57,990 SQ. FT. (1.33 ACRES)
(NET-MINUS CELL TOWERS) = 55,811 SQ. FT. (1.28 ACES)

PROPOSED USE: COMMERCIAL

ZONING: C-3

ALLOWABLE BUILDING AREA: CONSTRUCTION TYPE VB - FULLY SPRINKLERED
OCCUPANCY GROUP: S-1, AUTOMOTIVE REPAIR

BASIC ALLOWABLE AREA: 9000 SQ. FT.
IBC 2012, SECTION 507

BUILDING AREA: BUILDING #1 (OFFICE) AREA 1,044 S.F.
BUILDING #2 (TECH) AREA 4,281 S.F.
TOTAL BUILDING AREA 5,325 S.F.
DUMPSTER AREA: 182 S.F.

SITE AREA: 57,990 S.F.
LOT COVERAGE: 4.2%

LANDSCAPED AREA: NOT LESS THAN 25% OF DEVELOPMENT PARCEL
FRONTAGE (DESERT COVE AVE) NOT LESS THAN
50% OF TOTAL LANDSCAPED AREA

LEGAL DESCRIPTION: BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3
NORTH, RANGE 5 EAST, OF THE 81/4 A. SALT RIVER BASE & MERIDIAN,
RECORDS OF MARICOPA COUNTY, ARIZONA.
APN: 211-28-362.

SETBACKS:
FRANK LLOYD WRIGHT BLVD. FRONTAGE 0'-0"
DESERT COVE AVE. FRONTAGE 0'-0"
REAR YARD 25'-0"
SIDE YARD - ADJACENT TO RESIDENCE 25'-0"

PARKING REQUIRED: CITY OF SCOTTSDALE
3 PARKING SPACES PER SERVICE BAY AND ONE SPACE PER 250 SQUARE
FEET OF ACCESSORY RETAIL SALES GROSS FLOOR AREA AND 300 SQUARE
FEET OF ACCESSORY OFFICE GROSS FLOOR AREA. EACH SERVICE BAY
COUNTS FOR ONE OF THE REQUIRED PARKING SPACES.

PARKING CALCULATIONS:
4 BAYS X 3 SPACES = 12 SPACES - 4 BAYS = 18 SPACES
82 S.F. OF GROSS RETAIL SPACE = 1 SPACE
TOTAL PARKING SPACES REQUIRED = 19 SPACES

TOTAL PARKING SPACES PROVIDED = 28 SPACES (V 2 ADA)

BICYCLE PARKING: PER SECTION 4.103
REQUIRED: 1 BIKE SPACE/10 VEHICULAR PARKING SPACES
MIN. OF 2, NO MORE THAN 100 BICYCLE PARKING SPACES
30 SPACES/10, 3 BIKE SPACES
PROVIDED: 6 BIKE SPACES (3 RACKS)

FIRE NOTES:
UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM = 13'-6"
FIRE LANE SURFACE WILL SUPPORT 25,000 LBS.
MINIMUM DRIVE WIDTH = 24'-0"

CODE SUMMARY & ADOPTING ORDINANCES:
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SCOTTSDALE
LOCAL ORDINANCES AND CODES.



STEWART + REIDERBMA
ARCHITECTURE, PLLC

5450 e high street, suite 200
phoenix, arizona 85054
p 602.533.3329 f 602.533.3393
www.sr360.com

ARCHITECT:

CONTACT: Christian Brothers Automotive
17725 Kay Freeway, Suite 200
Houston, TX 77074
p 281.676.5615
c 281.676.5615
email: cba@cbba.com

Christian Brothers Automotive

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

PROJECT:

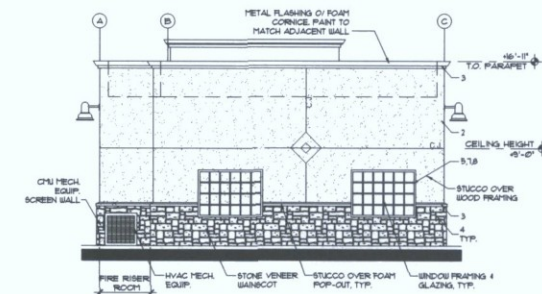
date: 8/31/2016
issued for: DRB
REVIEW SUBMITTAL
job no: 15-064
sheet title: SITE PLAN

sheet no.



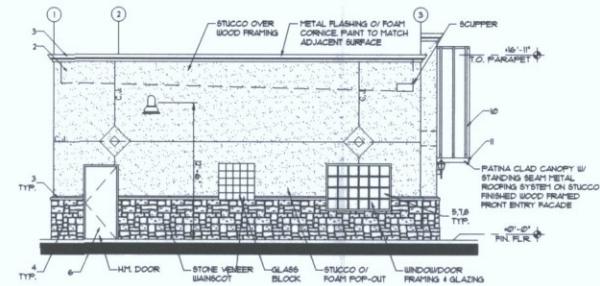
color/ material

	COLOR	MATERIAL
1		'FROSTING CREAM' BY DUNN EDWARDS DEW344
2		'BAMBOO SCREEN' BY DUNN EDWARDS DE6193
3		'FROSTING CREAM' BY DUNN EDWARDS DEW344
4		'CLIFFSTONE MESQUITE' ELDORADO STONE
5		ANODIZED MILL FINISH ALUMINUM
6		'FLINTSTONE' BY DUNN EDWARDS DE6271
7		GLASS
8		'CAFE NOIR' CORTEX WINDOW SHADE CLOTH
9		8' x 8' GLASS BLOCK
10		STANDING SEAM METAL ROOFING GREEN
11		COPPER BRAKE METAL-PATINAED



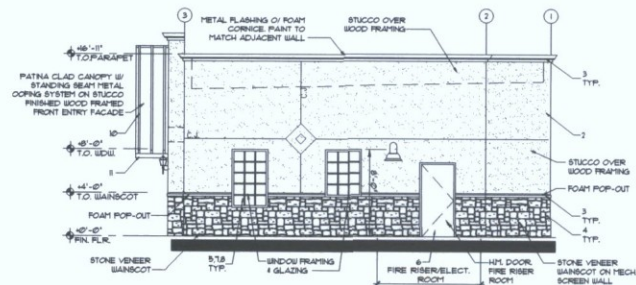
4 East Elevation-Building 1

0' 2' 4' 8' 16' 3/16" = 1'-0"



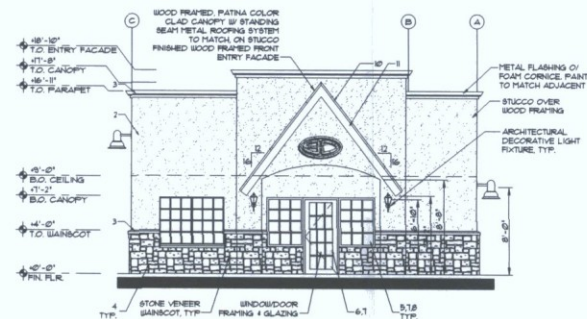
2 North Elevation-Building 1

0' 2' 4' 8' 16' 3/16" = 1'-0"



3 South Elevation-Building 1

0' 2' 4' 8' 16' 3/16" = 1'-0"



1 West Elevation-Building 1

0' 2' 4' 8' 16' 3/16" = 1'-0"



STEWART + BENDERBMA
ARCHITECTURE, PLLC

5400 e high street, suite 700
dallas, texas 75246
p 480.515.5127 f 480.513.7191
www.sba360.com

ARCHITECT

CONTACT:
Christian Brothers Automotive
17725 Katy Freeway, suite 200
Houston, TX 77054
contact@cbacomm.com
t 832.977.1123
email:cbacomm@cbacomm.com

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

PROJECT

This drawing is an instrument of service and the property of Stewart + Benderbma Architecture, PLLC, and shall remain their property. No part of this drawing shall be copied or reproduced in any form without the written consent of Stewart + Benderbma Architecture, PLLC.

date: 10/13/2016

issued for: DRB REVIEW

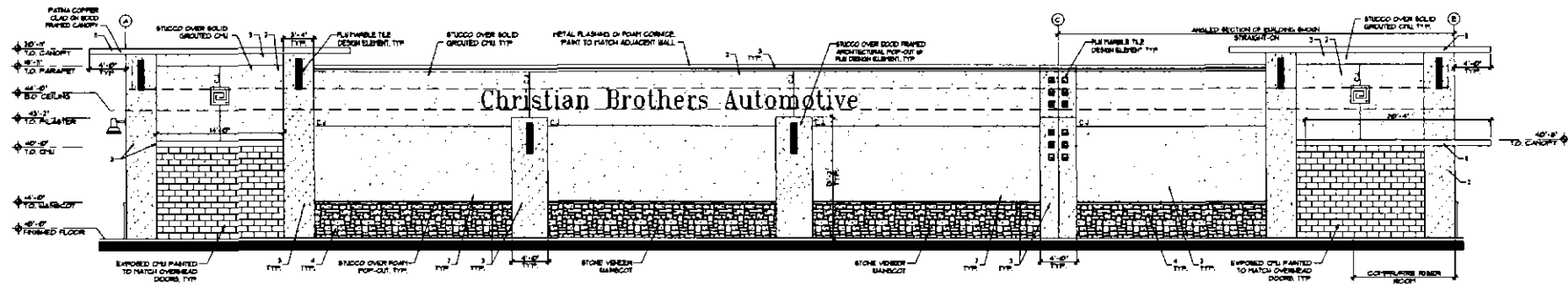
job no.: 15-064

sheet title: EXTERIOR

ELEVATIONS BUILDING #1

sheet no.:

a.1

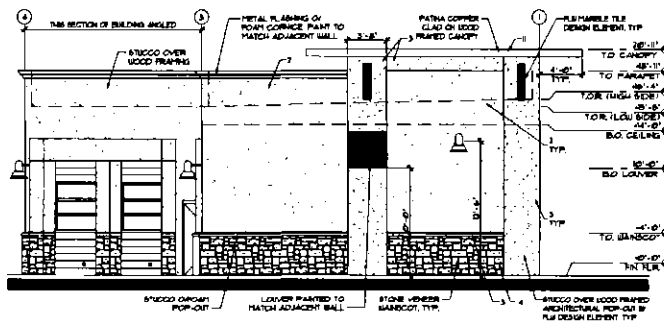


color/ material

COLOR	MATERIAL
1	PROSTING CREAM ¹ BY DUNN EDWARDS DE6344
2	'BAMBOO SCREEN' BY DUNN EDWARDS DE6153
3	STUCCO/MEDIUM FINISH
4	POP-OUT/ACCENT COLORS
5	STONE VENEER
6	ELDERADO STONE
7	ANODIZED MILL FINISH ALUMINUM
8	WINDOW MULLIONS
9	'FLINTSTONE' BY DUNN EDWARDS DE6271
10	BAY DOORS/ EXT. DOORS/ WM FRAMES
11	GLASS
	GLASS REFLECTIVITY AT 32%
	'CAFE NOIR' CORTEX WINDOW SHADE CLOTH
	GLASS SHADE CLOTH
	GLASS
	8' X 8' GLASS BLOCK
	STANDING SEAM METAL ROOFING
	COPPER BRAKE METAL - PATINAED

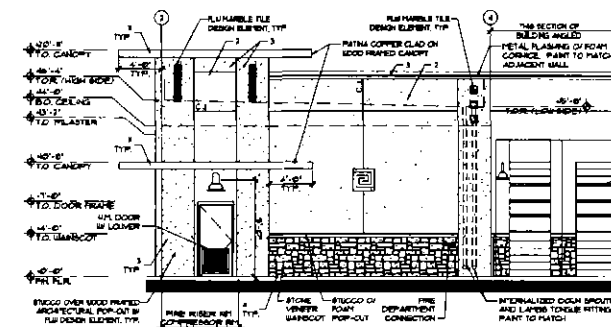
4 West Elevation-Building 2

3/16" = 1'-0"



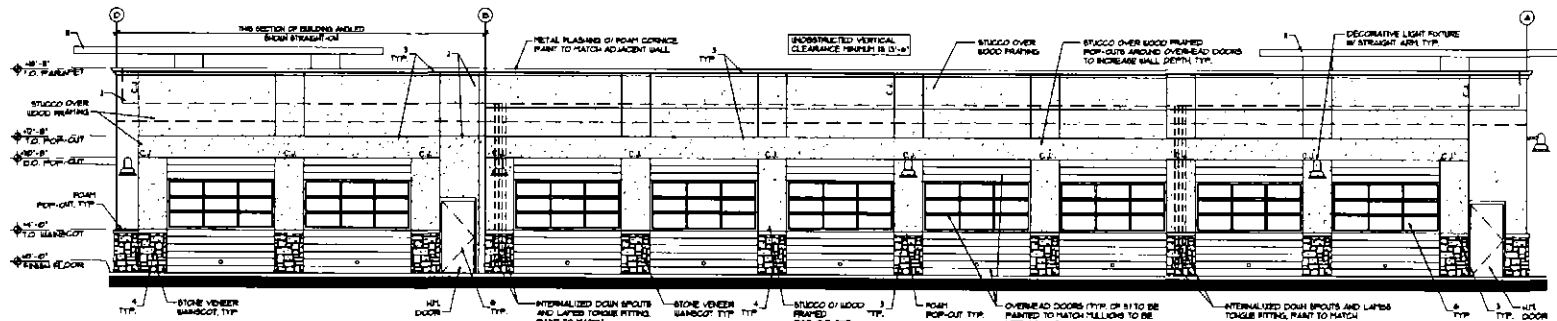
3 North Elevation-Building 2

3/16" = 1'-0"



2 South Elevation-Building 2

3/16" = 1'-0"



1 East Elevation-Building 2

3/16" = 1'-0"



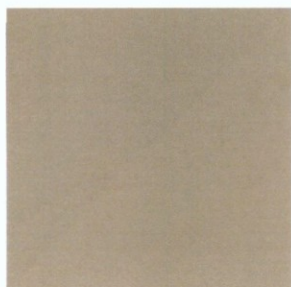
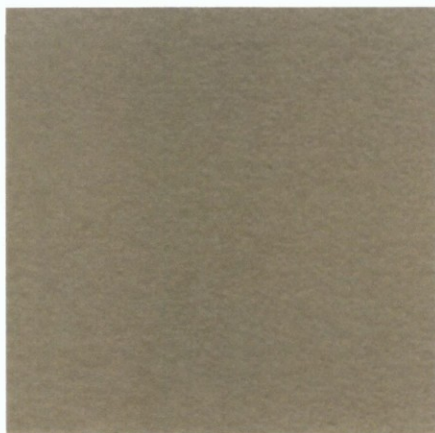
STEWART + RETHERFORD
ARCHITECTURE, PLLC
1400 E HIGHWAY 101, SUITE 100
SCOTTSDALE, AZ 85259
P: 480.343.1177 F: 480.343.1178
WWW.SR360.COM

Christian Brothers Automotive
17725 Ray Freeway, Suite 320
Houston, TX 77054
P: 281.416.1111 F: 281.416.1112
C: 281.416.1113
EMAIL: CBA@CBACOM.COM

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

PROJECT
DATE: 12/15/2016
ISSUED FOR: DRB REVIEW
JOB NO.: 15-06-1
SHEET NO.: EXTERIOR
ELEVATIONS
BUILDING 2
SHEET NO.

a.2



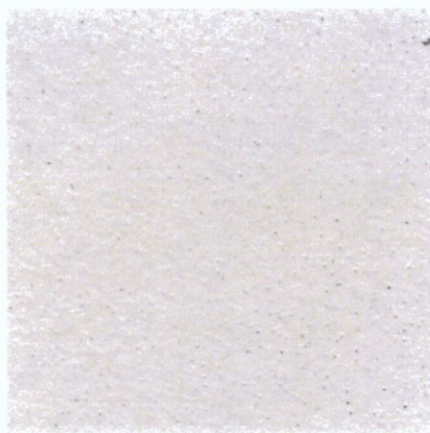
② STUCCO - PAINTED DE6193 "BAMBOO SCREEN"



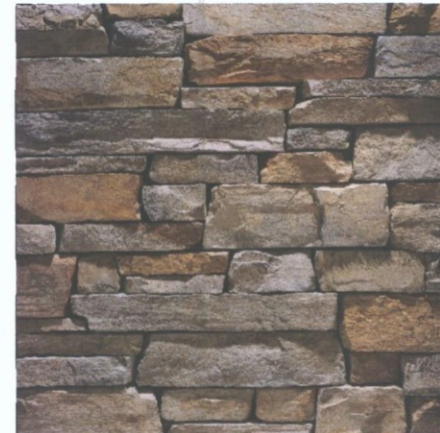
Christian Brothers
AUTOMOTIVE

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

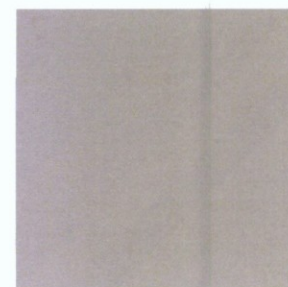
Project Number 877-PA-2015



③ STUCCO - PAINTED DEW344 "FROSTING CREAM"



④ ELDORADO STONE - MESQUITE CLIFFSTONE



⑤ DUNN EDWARDS PAINT -
FLINTSTONE DE6221

NEW AUTOMOTIVE SERVICE BUILDINGS



STEWART + REINDERSMA
ARCHITECTURE, PLLC

5450 e high street, suite 200
phoenix, arizona 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com



⑨ DAL-TILE PORCELAIN TILE - RALLY GREEN DT VL84



Christian Brothers
AUTOMOTIVE

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

Project Number 877-PA-2015

NEW AUTOMOTIVE SERVICE BUILDINGS

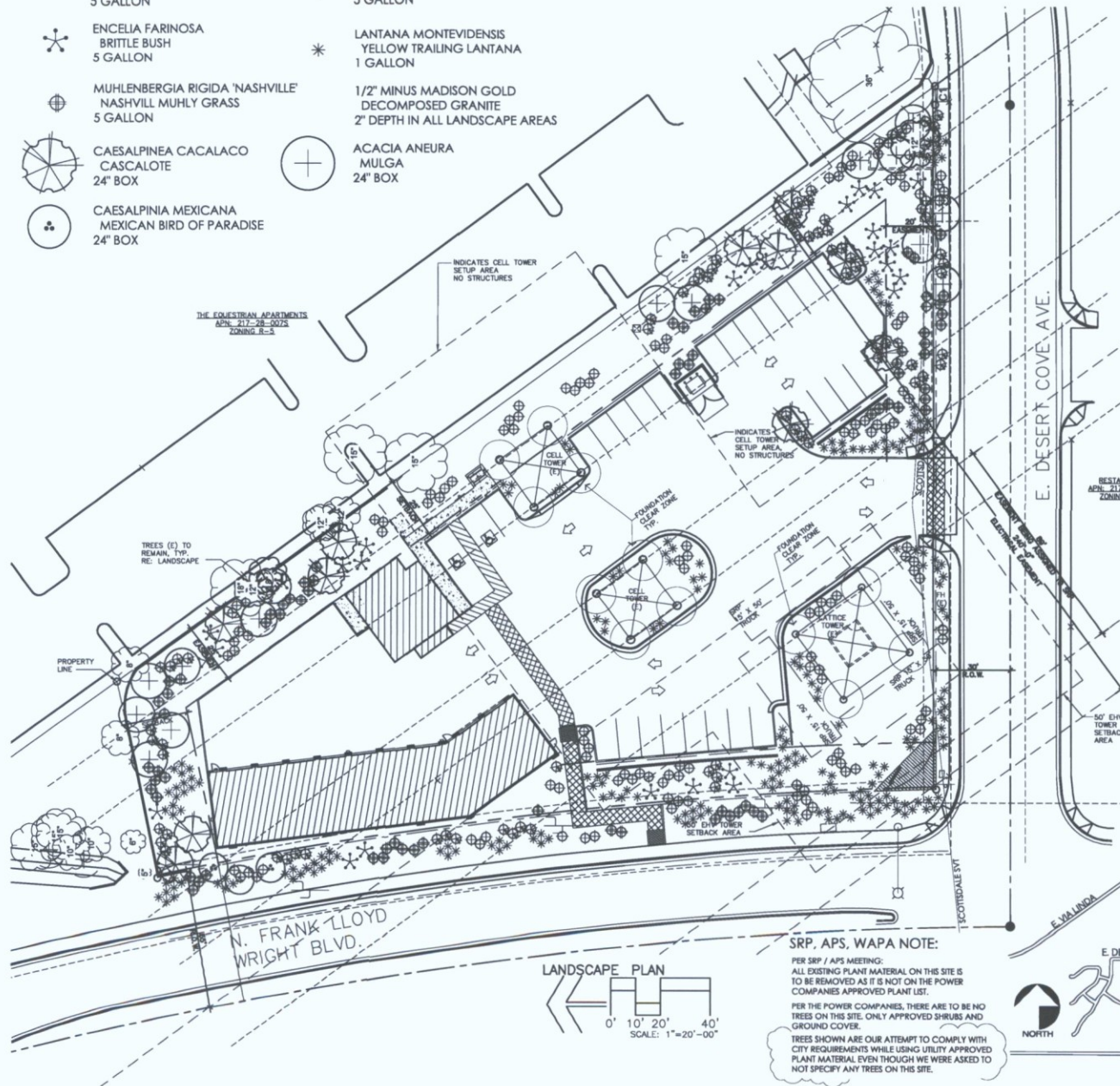


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5450 e high street, suite 200
phoenix, arizona 85054
p: 480.515.5123 f: 602.513.7193
www.sra360.com

LANDSCAPE LEGEND ALL PLANTS ARE SRP / APS / WAPA APPROVED

- | | | | |
|--|--|--|--|
| | AMBROSIA DELTOIDEA
BUR SAGE
5 GALLON | | EUPHORBIA RIGIDA
GOPHER PLANT
5 GALLON |
| | ENCELIA FARINOSA
BRITTLE BUSH
5 GALLON | | LANTANA MONTEVIDENSIS
YELLOW TRAILING LANTANA
1 GALLON |
| | MUHLENBERGIA RIGIDA 'NASHVILLE'
NASHVILLE MUHLY GRASS
5 GALLON | | 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |
| | CAESALPINIA CACALACO
CASCALOTE
24" BOX | | ACACIA ANEURA
MULGA
24" BOX |
| | CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
24" BOX | | |



SRP, APS, WAPA NOTE:

PER SRP / APS MEETING:
ALL EXISTING PLANT MATERIAL ON THIS SITE IS TO BE REMOVED AS IT IS NOT ON THE POWER COMPANIES APPROVED PLANT LIST.

PER THE POWER COMPANIES, THERE ARE TO BE NO TREES ON THIS SITE. ONLY APPROVED SHRUBS AND GROUND COVER.

TREES SHOWN ARE OUR ATTEMPT TO COMPLY WITH CITY REQUIREMENTS WHILE USING UTILITY APPROVED PLANT MATERIAL. EVEN THOUGH WE WERE ASKED TO NOT SPECIFY ANY TREES ON THIS SITE.



CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 6% SLOPE AWAY FROM WALK OR CURB FOR 6' ALONG ALL STREETS.

ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS, INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE RIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0" TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX.
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"RETRACT ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY."

A MINIMUM 80 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.361, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE II, SECTION 5.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DEMOLITION BARBERS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

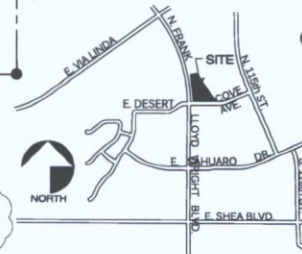
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 E. Camel Chase Dr., Suite 101
Scottsdale, Arizona 85260
P. (602) 295-5220 F. (602) 295-9610

EMAIL: tmcqueen@tjma.com



architect

contact:
Christian Brothers Automotive
15995 N. Bakers Landing
Suite 100
Scottsdale, AZ 85260
phone: 480.438.7079
mobile: 480.438.7079
c: (602) 295-5220
e: email.cba@cbacomm.com



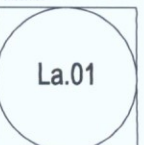
Christian Bros. Automotive

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259




project

date: 10.05.18
issued for: OWNER REVIEW
job no.: 15-064
sheet title:

sheet no.:

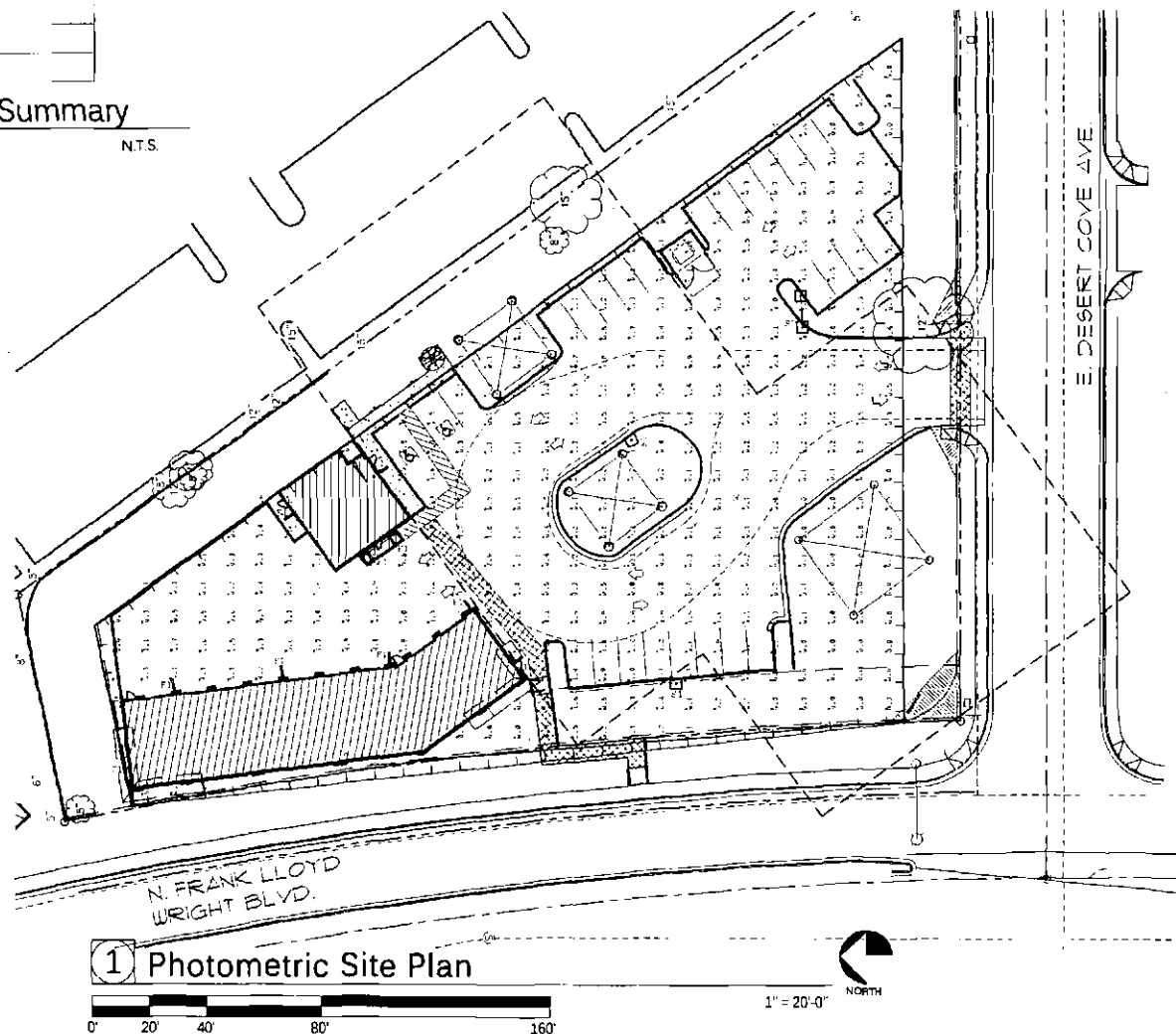


CALCULATION SUMMARY									
TYPE PLANE	CACTIVITY	UNITS	X	Y	Z	AVG. HEIGHT	AVG. DISTANCE	AVG. AREA	AVG. PERIMETER
VERTICAL FC # 15, 15, 15, 15	DESTRUCTIVE LIGHT - 15	FC	1.1	1.1	1.1	N.A.	N.A.	N.A.	N.A.
VERTICAL FC # 15, 15, 15, 15	DESTRUCTIVE LIGHT - 15	FC	1.1	1.1	1.1	N.A.	N.A.	N.A.	N.A.
VERTICAL FC # 15, 15, 15, 15	DESTRUCTIVE LIGHT - 15	FC	1.1	1.1	1.1	N.A.	N.A.	N.A.	N.A.
VERTICAL FC # 15, 15, 15, 15	DESTRUCTIVE LIGHT - 15	FC	1.1	1.1	1.1	N.A.	N.A.	N.A.	N.A.
VERTICAL FC # 15, 15, 15, 15	DESTRUCTIVE LIGHT - 15	FC	1.1	1.1	1.1	N.A.	N.A.	N.A.	N.A.

Luminaire schedule						
Symbol	Qty	Label	Attachment	Total Lamp Lumens	LLF	Description
	10	F1	SINGLE	N.A.	1.000	GLECH-DE-01-LED-E1-04
	2	B1	SINGLE	N.A.	1.000	GLECH-DE-01-LED-E1-04
	1	B2	DRY-FACE	N.A.	1.000	GLECH-DE-01-LED-E1-04

2 Luminare Schedule and Calculation Summary

N.T.S.



Citizen Review Report for Christian Brothers Automotive, 11416 E. Desert Cove Ave.

Case Number: 59-DR-2015 (14-UP-2015, 21-ZN-2015)

Date: February 10, 2016

Overview: The purpose of this Citizen Review Report is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Christian Brothers Automotive. This site is located at 11416 Desert Cove Avenue and is an application for design review, conditional use permit and zoning and for the construction of two new buildings, parking, landscape and new driveway entry with deceleration lane off of N. Frank Lloyd Blvd.

Contact:

Curtis Cain

17725 Katy Freeway, Suite 200

Houston, TX 77074

Phone: (281) 675-6105

E-mail: ccain@cbac.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [one citizen attendance or comment was generated].

1. 12/08/15 – Palomino Scottsdale Library 12575 E. Via Linda, Suite 102 Scottsdale. - 5 P.M. to 6 P.M. – 1 citizen in attendance

Correspondence:

1. 1st letters mailed to contact list, including homes, apartments, HOAs, schools and Neighborhood Associations on 11/20/15.
2. Meeting notice, narrative and site plan mailed to contact list on November 20, 2015.
3. Open House Neighborhood Meeting held on December 8, 2015 at 5pm at The Palomino Scottsdale Public Library 1.8 miles from the site. (One citizen attended).

Posting of Public Hearing:

The case site was posted on November 28,, 2015 and an affidavit of posting along with letter of notification to the neighbors will be submitted to the City of Scottsdale.

Results:

There are 26 persons on the contact list, for a radius of 750' to the property (including all registered neighborhood associations within 750' and HOAs within 750' of the project), as of the date of this Citizen Participation Report (the contact list was submitted with the application)

1. Summary of concerns, issues and problems:

- No concerns or issues were generated.

2. How concerns issues and problems were addressed:

- No concerns or negative comments were generated.

City of Scottsdale Planning and Development Services

AFFIDAVIT OF PUBLIC POSTING

Date: December 7, 2015

I, Salvador Peindermaz, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #21-ZN-2015, on the 28th day of November, 2015. The sign may be removed when the red hearing sign is posted. The applicant is responsible for sign removal.

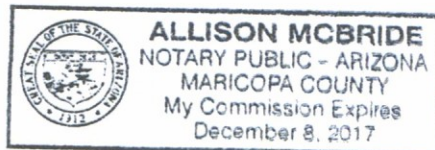
Applicant's/Representative's signature: _____



SUBSCRIBED AND SWORN before me this 7 day of December, 2015.



Notary Public



Case Number: 21-ZN-2015

Case Name: Christian Brothers Automotive

Site Location: 11416 E. Desert Cove Ave.

City of Scottsdale – Planning and Development Services, 7447 E. Indian School Rd., Scottsdale,
AZ 85251, 480-312-7000



STEWART + REINDERSMA ARCHITECTURE, PLLC.

February 10, 2016

City of Scottsdale
Planning, Neighborhood & Transportation Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

RE: Rezoning 2nd Submittal
Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
SRA Project Job No.: 15-064

Dear Rezoning Review Committee:

Applicant:

Christian Brothers Automotive
Curtis Cain-Director of Prop. Dev.
17725 Katy Freeway, Suite 200
Houston, Texas 77094
Contact: Curtis Cain
Phone: (281) 675-6105
Cell: (832) 971-1123

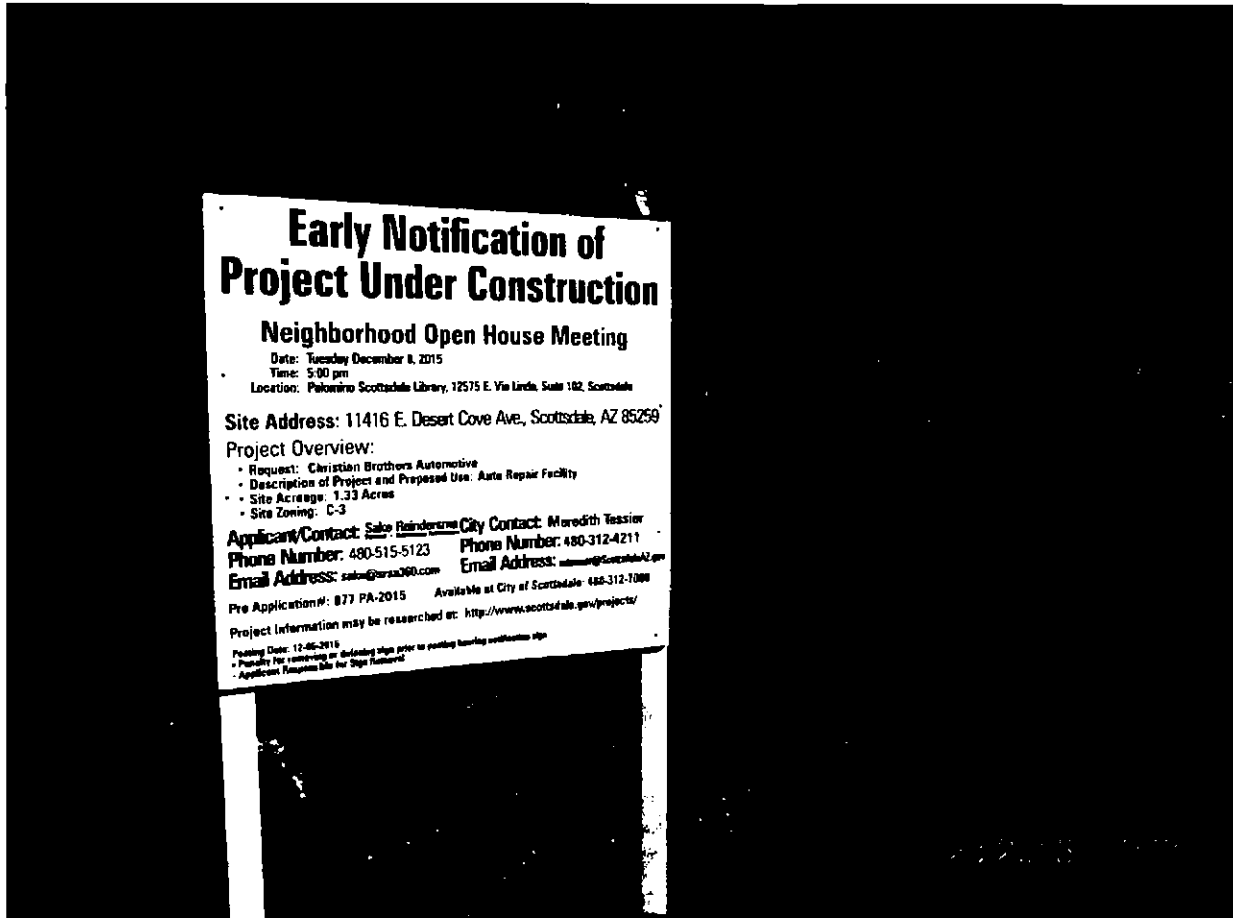
Architect:

Stewart + Reindersma Architecture, pllc
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
Contact: Sake H. Reindersma, AIA
Phone: (480) 515-5123
Cell: (480) 323-0922
Fax: (602) 513-7193

Site Sign Posting Location:

The project site is located at 11416 E. Desert Cove Ave., Scottsdale, Arizona 85259. The Maricopa County Assessor's APN is: 217-28-362. The property is located on the northeast corner of N. Frank Lloyd Wright Blvd. and E. Desert Cove Ave.

ATTACHMENTS





We would like to thank you for giving us the opportunity to be of service to you on this project.

Sincerely,

Stewart + Reindersma Architecture, pllc

A handwritten signature in black ink, appearing to be "S. Reindersma", written over a light blue grid background.

Sake Reindersma, AIA
Sr. Partner

-Attachments-



Stewart + Reindersma Architecture, PLLC

**Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
Case #: 21-ZN-2015**

1st Citizen Participation Meeting Sign-In Sheet
5 PM 12/08/2015

1. *KEITH WOODFORD*

2.

3.

4.

5.

6.

7.

8.



Stewart + Reindersma Architecture, PLLC

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
Case #: 21-ZN-2015

1st Citizen Participation Meeting Comments
Palomino Library, Scottsdale
12/08/2015 5-6 pm

I liked the layout of the new proposed business. I think with the addition of the deceleration lane on FRANK LLOYD WRIGHT it will make access easier for those that live in the area. I think this business would be an asset to the citizens of Scottsdale.

KEITH Woodford

Tessier, Meredith

From: Will Wottowa <klondike74@gmail.com>
Sent: Thursday, May 05, 2016 10:10 AM
To: Tessier, Meredith
Cc: klondike74@gmail.com
Subject: Proposed Christian Bros Automotive Project
Attachments: Scottsdale Zoning Case Christian Bros Auto1.pdf

Dear Ms. Tessier,

In regards to 21-ZN-2015, 59-DR-2015, 14-UP-2015 and 44-Z-88, please find the attached letter.

Sincerely,

Will Wottowa

May 2, 2016

City of Scottsdale
Planning and Development Services Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner
Re: 21-ZN-2015, 59-DR-2015, 14-UP-2015, 44-Z-88

Dear Ms. Tessier,

I am strongly opposed to the proposed Christian Bros Automotive project, at 11416 E. Desert Cove Ave in Scottsdale, for the following reasons:

1. The subject parcel was rezoned from R-5 PCD to C-3 PCD in 1988 with eleven stipulations, for use as parking and open space. Included in this rezoning file is the discussion:

"However, the subject parcel will be limited, by stipulation and the existing APS/SRP easements, to parking and open space uses in support of the full range of "C-3" uses in the adjacent shopping center to the South."

It is clear that Mr. Don Hadder, planning staff and City Council never intended for this zoning change to allow a retail automotive facility.

2. Per the Arizona Public Service (APS) "General Design Guidelines For Proposed Improvements In APS Transmission ROW" dated 1/15/14:
 - a. Guideline #7 says "APS does not allow temporary or permanent structures within our ROW." The proposed retail automotive facility is obviously a permanent structure, and not consistent with APS guidelines.
 - b. Guideline #11 says "Parking lots are an acceptable use of APS ROW." The existing use is consistent with APS guidelines.

APS clarifies on page one that APS Transmission easement/right of way is referred to collectively as ROW.

3. The applicant, in a letter to the City dated 2/17/2016, has requested that all 11 stipulations in the 1988 rezoning to C-3 PCD be removed.

- a. Scottsdale planning staff included the stipulations to maintain development standards that distinguish Scottsdale and make Scottsdale a great place to live and work.
 - b. Reasons cited by the applicant for removing many stipulations include *"Per the power companies easements that encompass the entire property, no obstructions are permitted on the site, that restrict them from accessing the power lines in their buffer zone, and approach to the power poles, including trees or site walls within the electrical easement."* If an obstruction such as a screen wall is not allowed by the power company, how can two auto repair buildings ever be allowed?
 - c. The applicant is attempting to subordinate Scottsdale's stipulations to the power companies stipulations, for a project that the power company claims, in its published guidelines, is not allowed in the first place.
 - d. Stipulation #7 reads *"The Development Review Board shall give careful consideration to the adequacy of screen walls that are decorative in nature, as well as perimeter landscaping along FLW BLVD, Desert Cove and adjacent to the apartments to the East."* It is clear that these stipulations were considered important then and they are still important now. These stipulations should remain intact and not be arbitrarily subordinated to the power companies.
4. In 1990, I worked with the Scottsdale planning department to identify a site in the East Shea corridor to construct an automotive repair facility. Working with Mr. Don Hadder and the City Council was a positive experience for me. Our due diligence included the study of nearby parcels and we relied on stipulations such as the ones mentioned in this letter, to choose the best site. As with most prudent business people, we depend on these stipulations and others to be consistently and uniformly applied and enforced by Scottsdale to keep this great city great! We built the facility in 1991 at 11478 E. Sahuaro Dr. This parcel was also impacted by the same APS ROW. We complied with APS and City of Scottsdale requirements and stipulations and we expect the proposed project at 11416 E. Desert Cove to comply with the requirements and stipulations as well.

Sincerely,

William Wottowa, President
WJW Automotive, Inc. (Building Owner)
11478 E. Sahuaro Dr.
Scottsdale, AZ 85259